

CHINATOWN COMMUNITY PLAN UPDATE 5/12/1989

-- neighborhood building and community development

- Premises
- 1 The enhancement of Chinatown as a unique historic neighborhood and cultural resource contributes to the vitality of Boston--a City of diverse neighborhoods built by immigrants.
 - 2 The Chinatown community is at a critical crossroad where it is challenged by both the potential threats and the economic opportunities resulted from downtown development, institutional expansion, and highway construction.
 - 3 Proactive community participation, public education, and capacity building hold the keys to the long-term viability of Chinatown.

- Scope
- I Housing
 - II Business and Economic Development
 - III Community Services
 - IV Land Use and Urban Design
 - V Traffic and Transportation

- Phasing
- I
 - A Establish planning context
 - B Build consensus on goals and objectives
 - II
 - C Develop strategic action plans
 - (D Design and Create Catalyst Projects)

- Status
- I Completion of Chinatown planning survey
 - II Completion of Draft Plan: Goals and Objectives
 - III Developing Strategic Action Plans (* review)

Housing CHIP; Housing Education Program*; Adaptive Housing Project Feasibility Study*; Appendix: Tenant/Landlord Regulations (R.F.)

Service Needs Assessment and Inventory* (G.P.), Parcel "C" Feasibility Study.

Business and Economic development Entrepreneurial Development Strategy; Appendix of Program Models

Land Use/Urban Design/Environment Working draft of Zoning Plan (T.C., E.P.); Pedestrian network/open space analysis, samples of design prototypes for businesses (K.S.H.)

Traffic and Transportation Draft plan and improvement program (incomplete) (BTD)

- IV
 - Production (in progress) (B.M. and K.L)
 - draft text and historic timeline
 - b/w photos and 8 1/2" x 11" b/w maps

MAJOR ISSUES AND TASKS

URBAN DESIGN AND DEVELOPMENT:

-- historic preservation and change/growth

** Complete urban design and development analysis and guidelines

Commercial Chinatown

- * image and scale
- * expansion of existing business
- * opportunities for new neighborhood business

- (**) financial incentives/funding for building conservation/improvement
- ** street wall (height/transparency/frontage)

Residential Chinatown

- * family amenities
- * commercial/residential mixed-uses

Institutional

- * community interaction
- * visibility and identity

** Gateway and Air-Right

- * long-term
- * uncertainty
- * undetermined infrastructure
- * multiple interest parties

- Alternative design visions
- Financial feasibility
- Development strategy

** Critical Sites

- specif'z*
- | | |
|-------------------------------|---|
| ** Hinge Block | ← |
| ** Eliot Norton Park | ← |
| ** R-1 Parcel | ← |
| ** Parcels "C" and P-4/P-4a | ← |
| ** Posner Lot | ← |
| * Harrison/Essex corner | |
| * Tyler/Hudson Street in-fill | |

LAND USE AND ZONING

- * Gateway and Turnpike as two special study areas
- * Design guidelines: open space and street wall
- ** Institutional masterplan/zoning (R-1; Posner Lot)
- ** Zoning provisions for Institutional divestment
- ** PDAs requirements for transportation improvement, neighborhood economic development
- ** MCD Neighborhood Business Opportunities regulations

OPEN SPACE AND PUBLIC REALMS:
re-connection, networking, and the greening of Chinatown

**** Complete design analysis**

Critical Edges/Connectors

- * Historic & New Chinatown
 - Hudson and Kneeland extensions
- * Chinatown & MCD
 - Essex and Washington (N.)
- * Chinatown & South Station/Leather District
 - Surface Artery Reconstruction
- * Residential, Commercial & Institutional
 - Kneeland and Washington (S.)

Critical Path/Place

- ** Beach Street**
 - MCD(Le Grange): Chinatown commercial spine/
community common: Leather District
- * Harrison Ave
 - MCD Chauncy: Chinatown commercial-institutional
-residential: S. End.
- * Edinboro Street
 - Financial-K/B-Chinatown commercial
- * Tyler Street
 - Chinatown commercial-residential
- ** Oak Street**
 - Chinatown residential-institutional

Critical Nodes

- ** Liberty Tree Block/China Trade Center**
- * Phillips Square/Chauncy Street
- ** Chinatown Gateway/park/surface ramp (closed)**
- ** Beach/Harrison intersection**
- * Beach/Washington intersection

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HOUSING

- ** potential rehab (off-site alternative for MCD)
- ** Monitoring (pre-warning) system/critical dates
- * CHIP update
- * Status of critical affordable housing stock:
Taitung, Mass Pike, Castle Square, Quincy Tower

HISTORIC PRESERVATION (BRA/BLC)

- ** Preservation of Community landmarks and incentives
- * proposed actions:
Socio-cultural survey
Complete the architectural survey (s. of Kneeland)

PARKING/TRANSPORTATION

- ** Parking policies
(MCD & institutional: access/operation/management)
- ** Parking Trust Fund/Neighborhood Parking Bank

PUBLIC BENEFITS

- Long-term monitoring and accounting mechanism
- Potential funding stream

